043.0	0006	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	638,900 /	638,900
					USE VALUE:	638,900 /	638,900
					ASSESSED:	638,900 /	638,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEPHERD CRAIG J & GABRIELLE	
Owner 2:		
Owner 3:		
Street 1:	115 PALMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MILLER MARGARET M/ LIFE ESTATE -
Owner 2:	-
Street 1:	115 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,851 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4851.000	186,500		452,400	638,900
Total Card	0.111	186,500		452,400	638,900
Total Parcel	0.111	186,500		452,400	638,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.98 | /Parcel: 521.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,500	0	4,851.	452,400	638,900	638,900	Year End Roll	12/18/2019
2019	101	FV	170,200	0	4,851.	480,700	650,900	650,900	Year End Roll	1/3/2019
2018	101	FV	170,200	0	4,851.	350,600	520,800	520,800	Year End Roll	12/20/2017
2017	101	FV	170,200	0	4,851.	305,400	475,600	475,600	Year End Roll	1/3/2017
2016	101	FV	170,200	0	4,851.	260,100	430,300	430,300	Year End	1/4/2016
2015	101	FV	159,800	0	4,851.	254,500	414,300	414,300	Year End Roll	12/11/2014
2014	101	FV	159,800	0	4,851.	209,200	369,000	369,000	Year End Roll	12/16/2013
2013	101	FV	159,800	0	4,851.	199,100	358,900	358,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER MARGARET	1553-31	1	12/16/2019	Estate/Div	485,000	No	No	4	
MILLER MARGARET	1484-84		1/21/2016	Convenience	1	No	No		
MILLER MARGARET	1452-34		5/1/2014	Family	1	No	No		
	869-36		11/17/1975		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2011	129	Manual	4,314					INSULATION

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4851		Sq. Ft.	Site		0	80.	1.17	1									452,424						452,400	

Total AC/HA: 0.11136 | Total SF/SM: 4851 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,424 | Spl Credit | Total: 452,400

PRINT

Date	Time
12/10/20	18:52:36

LAST REV

Date	Time
08/10/20	11:19:14

apro

PAT ACCT.: 3693

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
4/18/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Meas/Inspect	294	PATRIOT
3/9/2000	Inspected	264	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
8/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct	30610
GIS Ref	
GIS Ref	
Insp Date	04/18/18

!3693!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	30610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98703003
Adj $ / SQ:	139.912
Other Features:	70430
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270231
Depreciation:	83772
Depreciated Total:	186460

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4			BRs: 2				Baths: 1		HB		

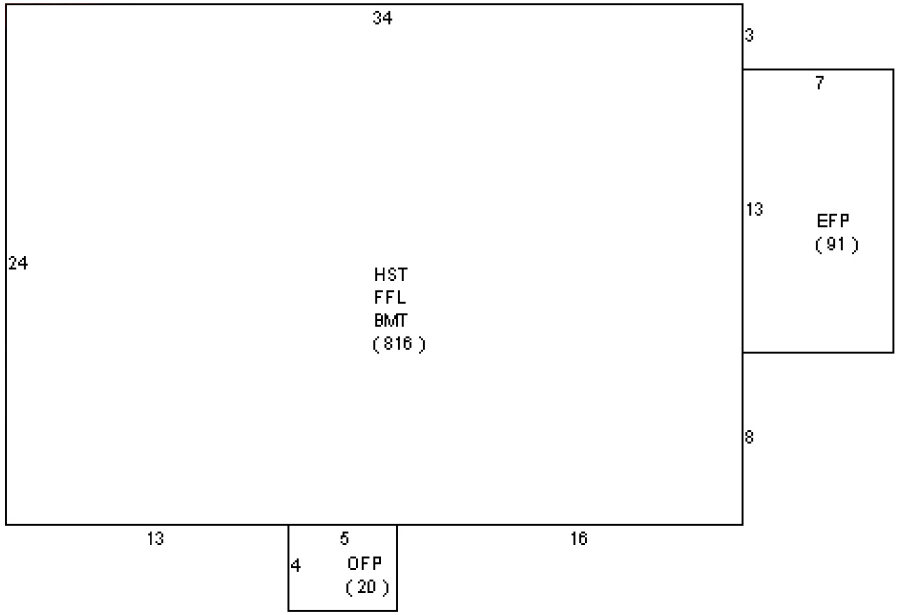
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.91
Special Features:	0	Val/Su Net:	86.70
Final Total:	186500	Val/Su SzAd	152.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	55.610	45,382
FFL	First Floor	816	139.910	114,168
HST	Half Story	408	83.950	34,250
EFP	Enclos Porch	91	56.400	5,133
OFP	Open Porch	20	43.430	869

Net Sketched Area:	2,151			Total:	199,802
Size Ad	1224	Gross Are	2559	FinArea	1224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0006-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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